



USDA Loan Improves Campus Life at Young Harris College

Young Harris College strategically utilized the Community Facility Direct Loan Program to acquire the Rollins Campus Center with improved cash flow and long term financial stability.

A capital campaign enabled the college to begin construction of the Center; construction was completed in 2014. The Rollins Campus Center is the largest project ever completed at Young Harris College. It provides students with 24 hour access to a study center. The state of the art facility also boasts a 60,000 square foot multiple purpose student center, a 40,000 square foot library, a dining hall that seats 500 and a Banquet Hall that can be rented to groups of up to 350.

The Young Harris College Real Estate LLC acquired the Center with a \$40.5 million Community Facility Direct Loan and in turn leases the property back to Young Harris College. Having a long-term, fixed interest rate loan in place allows the College to better budget for future operations. Short-term, variable rate loans would result in higher debt service requirements which would in turn result in higher costs for the students or more earnings from the College's investments going towards debt service. Now those earnings can be used to lower tuition costs or offer more financial aid.

USDA is helping Young Harris College implement a plan to improve campus life and support student enrollment growth for the College's projected 1,250 students. Since 2009, Young Harris College added LEED certified student dormitories also financed with USDA's Community Facility Direct Loan.



Young Harris College students enjoy a multi-purpose student center, a dining hall, banquet facility, a library, popular restaurants and 24-hour access to study facilities at the Rollins Campus Center.

Obligation Amount: \$40,500,000 Community Facility Loan (Direct)

Date of Obligation: September 30, 2015

Congressional District: Representative Collins, District 9; Senators Isakson and Perdue

Partners: The O. Wayne Rollins Foundation gave \$24 million toward the construction of the Rollins Campus Center, construction was completed in 2014.

Demographics: Young Harris, Towns County, Georgia. Population 899.

Impact: The financing structure provides long-term financial stability to the College which will in turn allow the College to keep tuition reasonable and allow more funds to go towards scholarships rather than debt service.
